

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Andrew Hunter.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                          | APPLICATION SITE                                           |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 24/02139/NMA             | Configuration of rear extension roof amended; workshop footprint reduced with fenestration changes and solar panels added (as Non-Material Amendment to planning permission 23/01869/FPH granted 27.09.2023) | 18 Oakfields Road<br>Knebworth<br>Hertfordshire<br>SG3 6NS |

### Submitted Plan Nos

D117\_A\_103\_P09 D117\_A\_104\_P08 D117\_A\_105\_P04

### 1.0 Policies

## 2.0 **Site History**

- 2.1 24/00941/NMA - Front porch canopy relocated; roof type amended to gable and landscaping amended. Juliet balconies removed from rear dormers and replaced with windows (as Non-Material Amendment to planning permission 23/01869/FPH granted 27.09.2023) – Approved 10/05/24.
- 2.2 23/01869/FPH - Single storey front and rear extensions, and insertion of rear dormer windows to facilitate loft conversion. Erection of detached single storey workshop/home office outbuilding. New openings and alterations to openings – Approved 27/09/23.

## 3.0 **Representations**

- 3.1 None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling.

### 4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 23/01869/FPH (with the plans also showing amendments approved under 24/00941/NMA):
- ☐ The alteration of the roof design of a single storey rear extension from mono-pitched to part pitched and part flat.
  - ☐ The installation of solar panels on the remaining pitched roof of the single storey rear extension.
  - ☐ A reduction in the length and size of the detached outbuilding, and combining a work room and office into one room for both uses.
  - ☐ The installation of solar panels on the SW roof slope of the outbuilding.

### 4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.
- 4.3.2 The alterations to the outbuilding will reduce its size but retain its design and siting, and the new solar panels will be obscured by the garage roof and the host dwelling, are not considered noticeable to neighbours, and are not considered material changes.
- 4.3.3 The proposed alterations to the roof of the single storey rear extension would maintain its height and are not considered a significant alteration to its size and design, and it will

not be noticeable to neighbours due to visibility being limited from both next door dwellings. The solar panels to the amended roof are not considered a material change as they will be a small addition and also not noticeable to neighbours due to their proposed location and existing screening.

- 4.3.4 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

#### 4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

#### 5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**.

|                                                                                                                               |                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 8 October 2024</p>                                                                 |                                                                                                                                                 |